

# Intentional Retake

1. Inc. met 2/24/53 (cont.) (2,000,000 pop)  
 Staten Island - Fort Richmond, N.Y. (H.E.R.) 114  
 Shopping center - E.A.R. report.  
 700 cars parking at rear.  
 fears here.  
 H.E.R. sets 350M.  
 Sales est. = 400 M; prof. 21.6 M  
 " " = 500 M; " 35 M  
 Constr. cost 170 M. - 72' x 156' x 23' steel for flr.  
 Rent 18,000 min. plus 5% of sales over 360M.  
 Store 394' is a mile away.  
 Offer 12,000 rent; 4% of sales. (30%)  
 Saratoga Springs, N.Y. Shopping Center. (Pop 75M) (H.E.R.) (round  
 on Broadway) " 100M (2) " (may not)  
 38' N. of Albany; 19' S. of Glen Falls.  
 Prop. of old Grand Union Hotel.  
 Decided against - too small.  
 Norridge - Northwest Chicago - Harlan Irving Pl. (J.C.C.)  
 17,500 min rent; 5% sales. - Exclusive for us.  
 M. L.K. set sales of 350M.  
 1 1/4 miles from other new devel. N.  
 J.C.C. going to Chi. Ori. & will check up. (We may lose it  
 (We want a lower rent.)  
 (10M) was sold for 300M; we bid 296 M.)  
 Davis Ill. - Sherridan Village. (J.C.C.)  
 Lease negotiation.  
 To stay open 6 miles for 7.6. until 9:00; can open any time  
 we would.  
 W.J. Ditzgen 100' x 120'.  
 350M cost; sales; est. prof. 24.6 M.  
 130 M - constr. cost.  
 11,200 min plus 4% of sales over 280 M. (Minimum rent - 11,200.  
 Total rent - 14,400.  
 1296' of str.  
 Don't agree to sign lease agreeing to stay open 6 (any no) p.m.

